

Town of Framingham Planning Board Meeting November 25, 2003

In attendance are Helen Lemoine, Chairperson, Ann Welles, Clerk, Tom Mahoney and Carol Spack. Larry Marsh is not available tonight. Also present is Jay Grande, Planning Administrator and Carol Pontremoli, Administrative Assistant.

Meeting was called to order at 7:40 pm

There were two Public Hearings for tonight that have been continued until December dates.

- I. Miscellaneous Administrative
- II. Doeskin II update – Jay went over the contracts with Patty Morgan and were minor items that needed to be understood correctly. Atty Barbieri has been notified. That is tight on Dec 2 meeting. There are covenant amendments to be complete by the attorney's, Petrini and Wagner. Would like to bring the covenant extension back to the Board. Jay would like to Board

Kathy Vassar, Prec 1 asked about lot 10 – she came up with a map that showed a stream going down towards Doeskin Road. Land has been completely altered which is now Lot 13. Is it possible that the land at the top could have made the flow of the stream come down. Jay feels that is still covered under the 81W. He feels that the consultant would have to take a look at that. Carol Spack asked if she would get a copy of the plan from Jay.

Route 9/Temple St – Jay needs to send a letter to Boston Properties #1092-03 concerning the taking of the easement property from the dentist. Based on that information a letter needs to be sent to clarify this information.

Carol Spack is confused by the questions raised – Jay will update the September 3rd letter from the PB to the Board of Selectmen.

Arthur Street – Fermo Bianchi has requested a bond reduction #2040-03 regarding the sidewalks. There is a pole with red tape that belongs to NSTAR. Jay feels that the board needs to release the bond but he feels this is exposing the town when we need to do conditions.

Tom asked if the sidewalk is in the right of way on town land. Paul Josephson wrote a letter regarding the guy wire which was is a red flag for Jay. NSTAR has not gone out to remove the guy wire. Jay suggested maybe Town Counsel could write a letter.

Kathy Vassar suggests the ADA be called.

Ann feels this is the same situation on Waverly Street and NSTAR has not done anything about that situation.

Carol suggested the guy wire could be due to an easement.

Jay will contact Town Counsel and take no other action.

Prospective Agenda- Jay asked if we could juggle things around. He will have Carol Pontremoli send copies to project managers and attorneys.

Jay went over the changes to the prospective agenda.

December 30th date is a vacation date

Natick Mall expansion

The Arcade

Krispy Crème Donuts

Sue Bernstein, feels that the Board needs to schedule some time for the Zoning.

Helen will be out the first two weeks in February, 2004.

January schedule looks light and Helen suggests scheduling time for Zoning. Ann would like to set January 13 and 27, 2004.

Ann Wells

405 Cochituate Road – down to picking out the blocks

Zoning By-Laws

Has anyone seen new canopy at the Gulf station at Route 9

Assuming new traffic report on CVS soon – Jay will look into this.

At Selectmen meeting a week from Thursday, can the PB invite the Selectmen to one of our meetings to go over items/areas. Offer dates in January

Tom Mahoney wants to follow up on Route 126 intersection. Moving the poles. Jay hasn't asked him recently.

Ann would like to attend the meetings with Engineering.

Tom wants to know the status on the ??????????

Jay needs to open the channels of communication with Magnani. This was put in (see tape # 324).

There has been numerous people involved. It is now being regurgitated. Jay spoke with the contact person and have sent letters. Jay is now being asked for more information.

Jay will put together correspondence and chronology from GPI.

One question that came up is why the Board is switching, Edgell Road and Main St is orphan for mitigation money. Peters Sellers and Town Manager see the merit.

Sue Bernstein suggested if Senator Magnani can't open up communications that you send correspondence to OSCT. If you don't give a deadline they will string this out for years.

Jay will do that on Monday.

Carol Spack she has two topics under Zoning and would like to talk about Mixed Use zone and boundaries updated.

Expansion for use for small businesses in residential areas. For example a landscaping business in a residential neighborhood because of the zoning. Helen asked for examples. Jay thought Carol was talking about Site Plan Review. The PB is geared to this type of Situation.

Combine a list of Consultants for future lists.

Helen noted the process that is in place where the Board has invited new consultants in to meet the Board. This is done when the Board usually does not have an immediate need. Jay would like to see more consultants from the area so that the travel time is not eating up the money.

Carol would like to develop a board statement as to what the board wanted to know about the consultant's philosophy of a firm. Jay noted that everyone has different philosophies. He would like to see them as ??????????. Landscape Architects have different styles. Carol would like to see consultants that have a different variety of fields. Helen mentioned that the Board has done that and they have a short list. Ann notes that is how we have picked our consultants.

Carol brought up minutes and policies. Our policy is to submit the minutes by May, 2004. Executive sessions also need to be released.

Helen would like to talk about the Zoning. Inclusionary, Planned ReUse, Dowerdery Empress, ???????? and the over 55 for the town meeting.

Jay would like to simplify the process for Over 55. There is too much crossing over.

Ann would like to get to the one that time sensitive and the ones that have been sitting for so long.

Ann that the PB is to bring forth the Zoning and feels we are being asked to dance with only one leg. It is very hard to keep the ball in the air.

Carol added topics we need to start thinking about other topics for the following Town Meeting.

Kathy Vassar – Earth Removal and Tree removal by-laws.

Jay answered there is one bylaw already in the pipeline but that needs to be streamlined.

The inclusionary by-law is going to need a lot of work and has pushed the rest to the side.

He would like to seen a higher number for the earth removal. Kathy Vassar tends to agree with Jay regarding larger lots of land and not just a resident putting in a pool.

Sue Bernstein seems to remember there being a ruling not being applicable to subdivision.

If we can't address it in a subdivision. Ann remembers talking about tweaking a running list of regs.

Carol Spack asked about Bonds that we accept. What happens when the cycle goes down. Jay said he has because the Town had experience with the 1980's where subdivision went down, banks went down and so did bonding companies.

Jay relies on purchasing or Town Counsel to review bonds.

Helen would like to go over the Town Counsel access policy. It was that phone calls to Town Counsel policy for all boards and committees that have access. Questions need to go through the Chair and then to Jay.

Jay would like to reissue the policy and will archive for resending.

Public Hearings for tonight Modification for Doeskin II continued to December 2 at 8:00 pm

Public Hearing for 46 Morton St to December 9 at 7:50 pm

The Board will receive the minutes and then take a 5 minute break.

Helen brought the meeting to order at 9:30 pm

The board each took a set of minutes and read them to make changes.

Ann Wells – January 7, & 14

No substantial changes just grammatical

Tom Made a motion to accept minutes for January 7

Ann Seconded

Voted 4 approve 0 oppose

Tom Made a motion to accept minutes as amended for January 14

On substantive change in the 222 Cochrane John McQ sentence He did not think it fell within the PB – change

Carol Seconded

Voted 4 approve and 0 oppose

Helen – Feb 11 – no substantive changes

Tom made a motion to accept the minutes of Feb 11

Ann Seconded

Voted 4 approve 0 oppose

Tom made a motion to accept the minutes for Feb 25

Ann Seconded

Voted 4 approve and 0 oppose

Carol made a motion to accept minutes as amended for Feb 25

Ann Seconded

Voted 4 approve and 0 oppose

Carol made a motion to accept minutes as amended for Feb 18

Ann Seconded

Voted 4 approve and 0 oppose

Tom made a motion to accept minutes as amended for August 5, 2003

Ann Seconded
Voted 4 approve and 0 oppose

Tom made a motion to adjourn
Ann Seconded
Voted 4 approve and 0 oppose
Adjourned at 10:30 pm

Respectfully submitted,
Carol Pontremoli
Recording Secretary

****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT
THE PLANNING BOARD MEETING OF JUNE 29, 2004.**

Thomas Mahoney, Chairman